



Keith
Ashton

Headley Chase, Warley
Brentwood



36 HEADLEY CHASE

Warley Brentwood, CM14 5BN

Guide Price £900,000 - £1,000,000

GUIDE RANGE £900,000 - £1,000,000 Rarely coming to market in this location, this spacious four-bedroom semi-detached house sitting on a slightly elevated plot, offers an excellent opportunity to buy a wonderful family home in the well-regarded and much sought-after area of 'Old Hartswood'. The property is perfectly placed and within walking distance to excellent local schooling, King Georges Playing Fields, Brentwood Mainline train station and Brentwood High Street. The beautiful Thorndon Country Park and Shenfield Station are also within a short distance. Whilst already being a lovely family home, the property offers excellent scope for further extension, subject to the usual planning consents.

SOUGHT-AFTER LOCATION OF OLD
HARTSWOOD

CARRIAGE DRIVEWAY

FOUR BEDROOMS

SOLAR PANELS AND BATTERY STORAGE

TWO RECEPTION ROOMS

CLOSE TO BRENTWOOD TRAIN STATION

BEAUTIFUL GARDENS

ATTACHED GARAGE



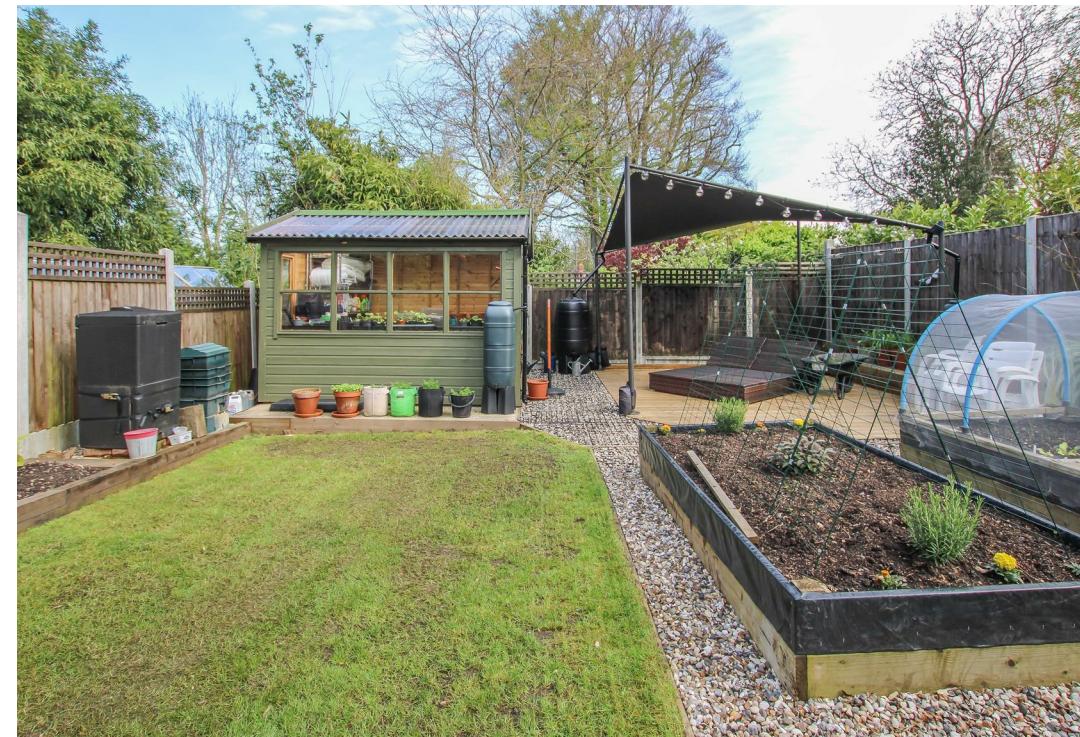
Description

As you step inside, you'll be greeted by a warm and inviting atmosphere. The entrance hallway gives access to the cosy front sitting room with large bay window, along with the spacious study and downstairs shower room. Along the hallway you'll find the bright and airy living room which looks out onto the gardens and also includes a good size dining area. Access from the hallway continues round to a well fitted kitchen with integrated ovens and hob and large utility room sporting plenty of storage space.

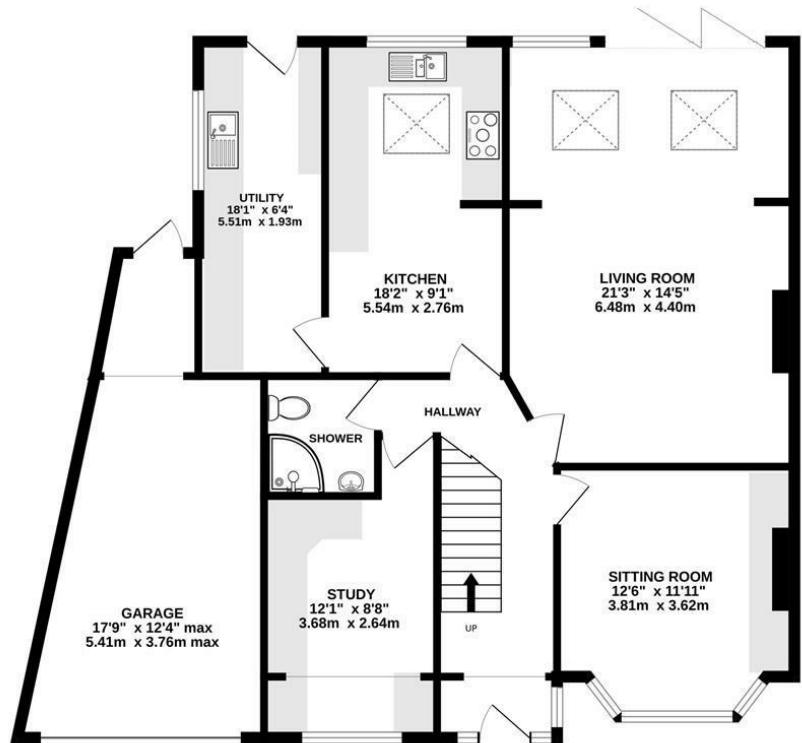
Rising to the first floor you'll find a spacious landing area with doors to all rooms. The large main bedroom has a bay window out to the front of the property with fitted wardrobes and dressing table. There are three further bedrooms on this floor along with a large family bathroom including both bath and separate shower.

Externally the beautifully kept garden commences with a patio and large lawn area which follows down to further seating areas and a hidden section housing two well kept sheds and lounging area. To the front of the house the carriageway drive gives further elegance and finishes this wonderful property off perfectly.





GROUND FLOOR
1165 sq.ft. (108.3 sq.m.) approx.



1ST FLOOR
631 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA : 1796 sq.ft. (166.9 sq.m.) approx.

Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(B2 plus)	A	89
(B1-91)	B		
(B0-90)	C		
(D5-64)	D		
(D9-54)	E		
(D1-33)	F		
(F1-46)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(B2 plus)	A	81
(B1-91)	B		
(B0-80)	C		
(D5-64)	D		
(D9-54)	E		
(D1-33)	F		
(F1-46)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

SERVICES:

Local Authority: Brentwood
Council tax band: G
Post Code: CM14 5BN

VIEWING:

Strictly by prior arrangement with Keith Ashton Estate Agents

MORTGAGE INFORMATION: We offer the additional facility of an in-house Independent Financial Adviser who will access all mortgage lenders with the purpose of providing you with the benefit of choice. For quotations or comparables please call 01277 260858 or visit our interactive website at www.mortgagebusiness.net

We the Agent have not tested any apparatus, fittings or services for this property. The plot size is intended merely as a guide and has not been officially measured or verified by the Agent. Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. As part of the service we offer we may recommend ancillary services to you which we believe may help you with your property transaction. We wish to make you aware, that should you decide to use these services we will receive a referral fee. For full and detailed information please visit 'terms and conditions' on our website www.keithashton.co.uk

